

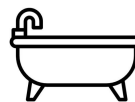


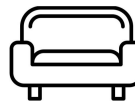
## Price

£460,000

## Freehold

3 x 

2 x 

2 x 

**Northdown Park  
Road, Margate**

Lovetts are delighted to market this charming 3-bedroom terraced house, perfect for family living. Entering via a few steps, you are welcomed into a bright Hallway that leads you through the ground floor. To the front, you'll find a light-filled Living Room featuring a beautiful bay window and a characterful fireplace, creating an inviting space.

Moving towards the rear, the property opens up into a spacious, open-plan Kitchen/Dining Room with elegant tiling throughout and another feature fireplace. The Kitchen boasts fitted wall and base units, a gas oven/hob, plumbing for a washing machine, space for a fridge/freezer, and a handy breakfast bar. The Dining area is bathed in natural light thanks to a striking skylight and has patio doors that lead out to the private garden. At the rear of the garden, there is the added bonus of a desirable Garage and Driveway that's in a perfect for extra parking or storage.

On the first floor, you'll find two generously sized double Bedrooms, both retaining original feature fireplaces. Also on this floor are two Bathrooms: one with a walk-in shower and the other featuring a bathtub with a shower overhead, both with matching 3-piece suites.

The third floor houses the final double bedroom, complete with under-eaves storage and a skylight.

Available for immediate viewings.







- EPC Rating - D
- 1.3 Miles To Train Station
- Garage
- Arranged Over Three Floors
- Private Rear Garden
- Close To Local Amenities
- Driveway
- Open Plan Kitchen/Dining
- Close To Dane Park







| Energy Efficiency Rating                    |         |                                                                                                             |
|---------------------------------------------|---------|-------------------------------------------------------------------------------------------------------------|
|                                             | Current | Potential                                                                                                   |
| Very energy efficient - lower running costs |         |                                                                                                             |
| (92 plus) <b>A</b>                          |         |                                                                                                             |
| (81-91) <b>B</b>                            |         |                                                                                                             |
| (69-80) <b>C</b>                            |         |                                                                                                             |
| (55-68) <b>D</b>                            |         |                                                                                                             |
| (39-54) <b>E</b>                            |         |                                                                                                             |
| (21-38) <b>F</b>                            |         |                                                                                                             |
| (1-20) <b>G</b>                             |         |                                                                                                             |
| Not energy efficient - higher running costs |         |                                                                                                             |
|                                             | 61      | 80                                                                                                          |
| England & Wales                             |         | EU Directive 2002/91/EC  |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |                                                                                                               |
|-----------------------------------------------------------------|---------|---------------------------------------------------------------------------------------------------------------|
|                                                                 | Current | Potential                                                                                                     |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |                                                                                                               |
| (92 plus) <b>A</b>                                              |         |                                                                                                               |
| (81-91) <b>B</b>                                                |         |                                                                                                               |
| (69-80) <b>C</b>                                                |         |                                                                                                               |
| (55-68) <b>D</b>                                                |         |                                                                                                               |
| (39-54) <b>E</b>                                                |         |                                                                                                               |
| (21-38) <b>F</b>                                                |         |                                                                                                               |
| (1-20) <b>G</b>                                                 |         |                                                                                                               |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |                                                                                                               |
|                                                                 |         |                                                                                                               |
| England & Wales                                                 |         | EU Directive 2002/91/EC  |

